

4.39 Acres/1.8 Hectares

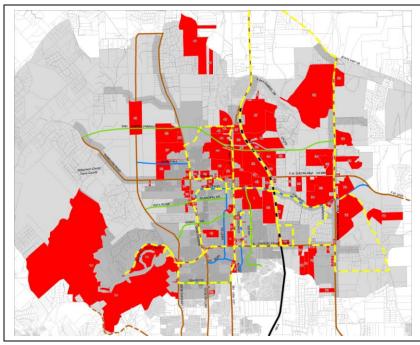
US 183 is one mile/1.6 km east

Utilities

Walgreen's anchored shopping center with pad sites

Zoning - General Commercial

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4.39 Acres/1.8 Hectares Commons at Crystal Falls

Property								
Total Acreage: 4.39 acres/1.8 he	Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. T							
Location								
City: Leander		County: Williamson						
Address/Directions: 901 Crystal Walgreen's)	Falls Parkv	vay and all-or-part of th	he NE corner o	f Crysta	I Falls and I	Bagda	d Road (behind	
Within City Limits: Yes		Distance from City Limits: Not Applicable						
Distance to US Highways: .85 miles/1.4 kilor Distance to Interstate Highways: 14 miles/22		neters east .5 kilometers east			neral Comm	ral Commercial		
General Site Information								
Previous Use of Site: Greenfield		General Condition: Excellent			Dimensions: 505 x 326 feet/154 x 99 meters (includes entire site location)			
Soil Composition (based upon U of Williamson County, Issued Jar moderately deep, shallow and ve stony soils formed in indurated fuplands with 1 to 8 percent slope	33): Denton-Eckrant-Doss: Sh calcareous, clayey, cobbly, and of		of cor	prink/Swell Capacity: Moderate with a high risk corrosion for uncoated steel and a low risk of rrosion for concrete				
Adjoining Acreage Available: No	Can Site Be Divided: Yes			Lot Size: 1.477 acres/.59 hectare and 1.052 acres/.43 hectares				
Improvements								
Road Distance to Rail: 1 mile/1.6	km east	Name of Railroad	Union Pacific	Souther	n Pacific, Ca	anital I	Metro Commuter Rail	
Proximity to Port(s): Three (3) he	Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail Other Improvements: retail development located in-and-around the 14,475 square							
Port of Houston		foot/1,345 square m						
Fenced: No	Landscaped: Yes							
Located within an Industrial Park	Type of Business: Office, Retail							
Deed Restriction(s): Yes, available request	ole upon	Covenants: Yes, available upon request						
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700	artment of Engineering, 40.6, 45.7 cm			Sewe			er - Size of Nearest Line: 6 inch/15.2 cm	
Electric Service: Pedernales		30) 868-6041	Facs: (512) 268-032		8	Email:		
Electric Cooperative (PEC) Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm			Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection			
elecommunication Service: Phone: (5 T&T and/or SuddenLink (979) 595-2		12) 870-4430 and/or 2424	Facs: (512) 870-4475 (979) 595-2445			Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (5		12) 259-1709 Facs: (512) 746		746-580	07 Email: clawsondisp@		il: sondisp@earthlink.net	
Sales Information								
Contact: Mr. Jim Ross Phone: (512) 418-4477		7 Facs: (512) 418- 4470 Email: <u>jim@tali</u>		smangroupinc.com		. 1	Web Site: www.TalismanGroupInc.c om	
Sales Price: Negotiable on the p the shopping center	Lease Price: \$24.00 NNN on the shopping center and not applicable on pad sites							
Comments: Leasing for family-ficlose proximity to four schools, meter for office and 2,421 square Sylvan Learning Center.	upscale nei	ighborhoods and majo	r arterials. Hig	gh traffi	c counts. H	ave 1,2	200 square feet/111 square	